



# HB 2001 – INCREASING HOUSING OPTIONS



# BEND AMI AND HOUSING AFFORDABILITY



**IF YOUR HOUSEHOLD EARN'S THIS:**

**...YOU CAN AFFORD THIS\*:**

**MEDIAN HOME PRICE**  
\$650,000

**150% AMI**  
\$120,600

**RENT**  
\$3,015

**HOME PRICE**  
\$566,980

**120% AMI**  
\$96,480

**Manager**  
\$98,002

**RENT**  
\$2,412

**HOME PRICE**  
\$452,000

**100% AMI**  
\$80,400

**Civil Engineer**  
\$86,575

**RENT**  
\$2,010

**HOME PRICE**  
\$376,000

**System Admin**  
\$78,362

**System Operator**  
\$70,482

**Teacher**  
\$70,529

**Sales Rep**  
\$77,224

**80% AMI**  
\$64,300

**RENT**  
\$1,608

**HOME PRICE**  
\$299,000

**Social Worker**  
\$52,802

**Web Developer**  
\$58,883

**60% AMI**  
\$48,240

**RENT**  
\$1,206

**HOME PRICE**  
\$222,251

**Nursing Assistant**  
\$33,506

**Recreation Worker**  
\$32,205

**Photographer**  
\$39,263

**Salesperson**  
\$34,122

\*Numbers based on 10% down payment, 3.943% interest over 30 years, mortgage insurance, no HOA 630-689 credit score, and no debt.

## TIMELINE - MIDDLE HOUSING

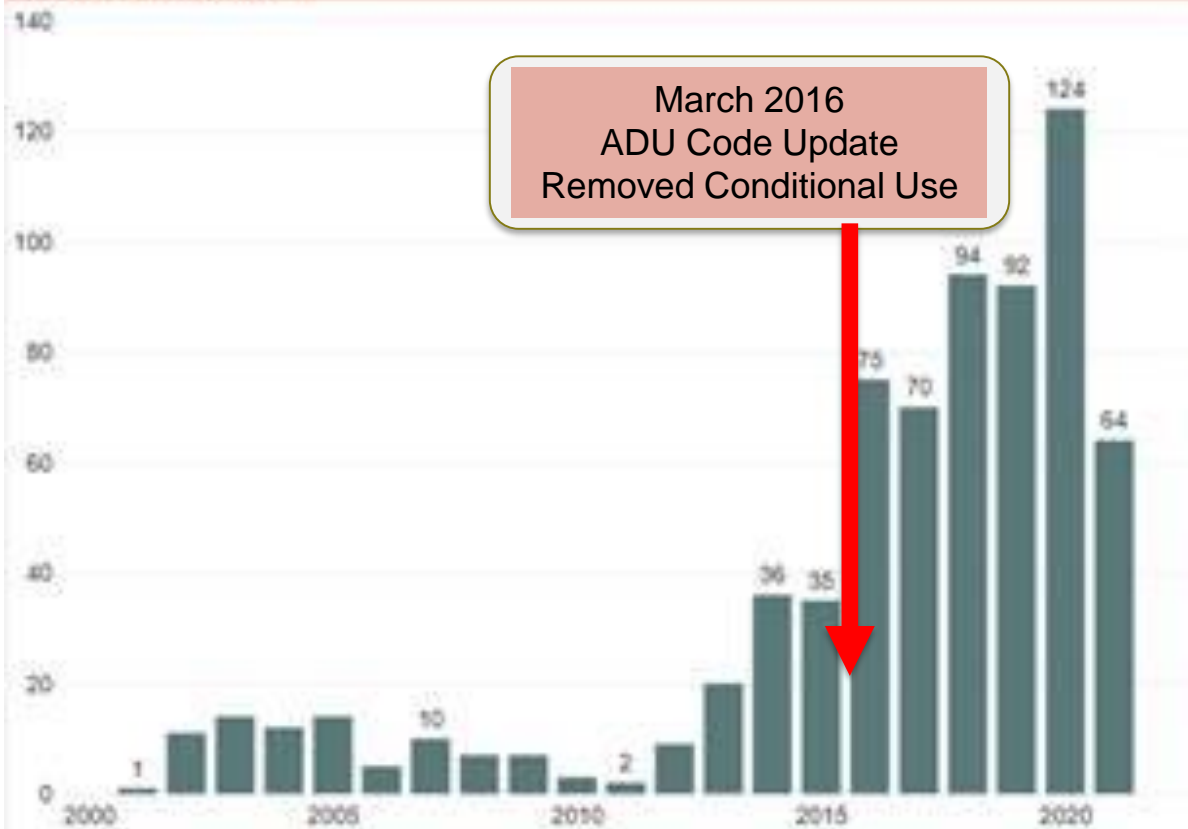


- Historic District: middle housing throughout
- 2014: AHAC proposes Cottage Code
- 2015: Cottage code adopted
- 2016: CUP removed for ADUs, CUP removed for duplexes & triplexes on all lots
- 2017: Bend 2030 proposes Fourplexes in RS, AHAC proposes density reconfiguration for middle housing
- 2018: lot sizes reduced for duplexes, triplexes
- 2019: Council sets goal to permit Fourplexes in RS by 2021
- 2019: Fourplexes effort *slowed down* by State's introduction of HB 2001
- 2020: Cottage Code revised, micro units permitted



# City of Bend | Accessory Dwelling Unit Land Use Approvals

Approved ADUs by Year



March 2016  
ADU Code Update  
Removed Conditional Use

705  
Total Approved ADUs

ADUs Under Review



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